



PUBLIC SPACE APPLICATION REVIEW

DATE: March 19, 2010
TO: Public Space Committee
FROM: Joshua Ghaffari, Citywide Planner
SUBJECT: 2821 Chesterfield Place, NW

APPLICATION-IN-BRIEF

Applicant: Cathie Harrison (Authorized Agent)

Location: The site is a residence at 2821 Chesterfield Place NW. It is located on the west side of Chesterfield Place NW. It is located in a FH-TSP/R-1-A zoning district.

Proposal: The applicant is requesting to install a curb cut and paved driveway that is 10 x 85 feet in front of the residence. The curb cut crosses both public space and a building restriction line, which denotes private property but is an area where public space regulations apply.

BACKGROUND

The Office of Planning received the public space application for review on January 26, 2010.

BASIS OF REPORT

The Office of Planning (OP) has reviewed the application, considered existing site and adjacent site conditions, and completed research on the site to prepare this report. There are several polices in the Comprehensive Plan and DDOT's Design and Engineering Manual that relate to this application:

Comprehensive Plan

Policy UD-2.2 Designing for Successful Neighborhoods

The sense of place in the Districts neighborhoods is a function of their cultural history, physical features and visual qualities. This is especially evident in both historic row house neighborhoods as well as single family neighborhoods where particular set backs, architectural styles, and building forms prevail. In neighborhoods of high architectural quality and strong identity, a greater emphasis on design compatibility and appropriate scale is needed.

Policy UD-2.2.1 Neighborhood Character and Identity

Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations and additions to existing neighborhood context.

Policy LU-2.2.1: Code Enforcement as a Tool for Neighborhood Conservation

Recognize the importance of consistent, effective, and comprehensive code enforcement to the protection of residential neighborhoods. Housing, building, and zoning regulations must be strictly applied and enforced in all neighborhoods of the city to prevent deteriorated, unsafe, and unhealthy conditions; reduce illegal activities; maintain the general level of residential uses, densities, and height; and ensure that health and safety hazards are promptly corrected.

Action UD-3.1-C: DDOT Public Space Permits

Ensure that all public space permits, including but not limited to permits for dumpsters, electric wiring, tree removal, excavation, parking, fences, retaining walls, signs and banners, sidewalk cafés, curb cuts, and special displays, are not inconsistent with the Comprehensive Plan and contribute to the policies laid out ... for the use of street space.

DCMR Title 11: Zoning

In the zoning regulations, the minimum width for a driveway on private property serving a single-family residential unit or some other single parking space is 7 feet and driveways serving all other uses or more than one parking space must be a minimum of 12 feet wide for one-way circulation and 14 feet wide for two-way circulation. (ZO-2117.8).

DDOT Design and Engineering Manual

Residential driveways should have a minimum 12 foot width within the public space area, and the driveway apron should be flared (Type D, DDOT Standards Drawing Number 504.04) or have a maximum radius of 6 feet.(DEM 31.4.3.1).

KEY ISSUES

The proposal is for a new curb cut and driveway to be installed at the front of the property. The driveway is 10' wide and 85' in length. This width is consistent with what is required in zoning regulations, but less than what is required by DDOT's Design and Engineering Manual. The proposed new curb cut is 16' wide. In addition, the new curb cut will result in the loss of a red maple tree, but the applicant will be replacing it with a new tree.

In general, public space regulations oppose using public space to create private parking spaces. However, the character of the neighborhood is single family homes with curb cuts and driveways, and the site as proposed is in keeping with this character. The majority of other residences on Chesterfield Place NW have curb cuts and driveways. In addition, Chesterfield Place NW does not have alley access unlike some other streets in the area.

SUMMARY AND RECOMMENDATION

The proposed curb cut is for off-street parking for a single-family home that does not have access to an alley. The application as proposed maintains the character of the neighborhood.

The Office of Planning recommends this application be approved.